

THIS DEED is made as of the 31 day of JULY, 2014, by and between



Doc#: 1424834090 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/05/2014 02:14 PM Pg: 1 of 5

DANIEL ALVAREZ, JR. AND RAE ANNE ALVAREZ, husband and wife  
("Grantor," whether one or more),

and

CHHAVI SAXENA AND SUDEEP SAXENA

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

COMMONLY KNOWN AS: 600 N KINGSBURY ST., UNITS 307 & P-241, CHICAGO, IL 60654

PARCEL INDEX NUMBER (PIN): 17-09-126-022-1009 / 17-09-126-022-1177

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

# UNOFFICIAL COPY

COMMONLY KNOWN AS: 600 N KINGSBURY ST., UNITS 307 & P-241, CHICAGO, IL 60654

PARCEL INDEX NUMBER (PIN): 17-09-126-022-1009 / 17-09-126-022-1177

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 31 day of JULY, 2014.

  
\_\_\_\_\_  
DANIEL ALVAREZ, JR.

  
\_\_\_\_\_  
RAE ANNE ALVAREZ

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Joseph Delgado  
801 N. CASS AVE  
Westmont, IL 60559

SEND SUBSEQUENT TAX BILLS TO:

SUDEEP SAXENA  
CHHAVI SAXENA  
600 N. KINGSBURY # 307  
Chicago, IL 60654

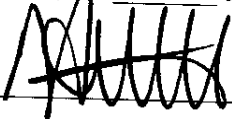
OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF IL }  
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DANIEL ALVAREZ, JR. and RAE ANNE ALVAREZ, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of JULY, 2014.

Notary Public  \_\_\_\_\_

My Commission Expires: 6-19-16



**UNOFFICIAL COPY****LEGAL DESCRIPTION**

OF

600 N KINGSBURY ST., UNITS 307 &amp; P-241, CHICAGO, IL 60654

PARCEL INDEX NUMBER (PIN): 17-09-126-022-1009 / 17-09-126-022-1177

UNIT 307 AND PARKING SPACE UNIT P-241 IN PARK PLACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: THAT PART OF BLOCK 3 IN THE ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN A LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY AS MEASURED ALONG SAID DOCK LINE FROM POINT OF INTERSECTION OF SAID DOCK LINE WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH SAID CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER., 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MC BIRNEY AND ISABELLE M. MC BIRNEY, HIS WIFE, TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899 RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCE 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

03-Sep-2014



<b>CHICAGO:</b>	4,387.50
<b>CTA:</b>	1,755.00
<b>TOTAL:</b>	6,142.50

17-09-126-022-1009 | 20140701616718 | 0-118-195-328

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

03-Sep-2014



<b>COUNTY:</b>	292.50
<b>ILLINOIS:</b>	585.00
<b>TOTAL:</b>	877.50

17-09-126-022-1009 | 20140701616712 | 0-881-296-512